

Lehman Brothers
1301 Avenue of the Americas
New York, NY

Exhibit A

Square Foot

8th Floor

Base Year for RE Taxes 62,600
Base Year for Operating Expenses (26,415,625.95)
Pro-Rata Share (20,459,200.33)
3.6740%

2006/2007
2006

| | Actual 2007/2008 | Subtenant BASE YEAR | Increase Over Base | Subtenant's Percentage | Subtenant's ANNUAL | Subtenant's MONTHLY |
|------------------------------------------------------|---------------------|------------------------|-----------------------|---------------------------|-----------------------|------------------------|
| REAL ESTATE TAXES | \$ 25,401,992.50 | (\$26,415,625.95) | \$ (1,013,633.45) | 3.67% | \$ (37,240.89) | (3,103.41) |
| SUBTENANT'S MONTHLY SHARE OF RE TAX | | | | | | |
| SUBTENANT'S MONTHLY PAYMENTS OF RE TAX | (3,103.41) | | | | | |
| SHORTAGE OF RE TAX PER MONTH | (3,103.41) | | | | | |
| X 12 (7/1/2007-6/30/2008) | | | (37,240.89) | | | |
| TOTAL RETRO. CHARGES DUE: | \$ - | | | | | |
| OPERATING EXPENSES | \$ 21,257,957.50 | \$ (20,459,200.33) | \$ 798,757.17 | 3.67% | \$ 29,346.34 | 2,445.53 |
| SUBTENANT'S MONTHLY SHARE OF OPERATING EXPENSE | | | | | | |
| SUBTENANT'S MONTHLY PAYMENTS OF OPERATING EXPENSE | 2,445.53 | | | | | |
| SHORTAGE OF OPERATING EXPENSE PER MONTH | 2,445.53 | | | | | |
| X 12 (1/1-12/31/2007) | | | 29,346.34 | | | |
| TOTAL RETRO. CHARGES DUE: | \$ 29,346.34 | | | | | |

| Square Foot | 8th Floor | 62,600 | | | | | | | |
|---------------------------------------------------|-----------|------------------------|------------------------|-----------------------|---------------------------|-----------------------|------------------------|--|--|
| Base Year for RE Taxes | | (26,415,625.95) | 2006/2007 | | | | | | |
| Base Year for Operating Expenses | | (20,459,200.33) | 2006 | | | | | | |
| Pro-Rata Share | | 3.6740% | | | | | | | |
| | | Estimated 2008/2009 | Subtenant BASE YEAR | Increase Over Base | Subtenant's Percentage | Subtenant's ANNUAL | Subtenant's MONTHLY | | |
| REAL ESTATE TAXES | \$ | 25,575,007.48 | (\$26,415,625.95) | \$ (840,618.47) | 3.67% | \$ (30,884.32) | \$ (2,573.69) | | |
| SUBTENANT'S MONTHLY SHARE OF RE TAX | \$ | (2,573.69) | | | | | | | |
| SUBTENANT'S MONTHLY PAYMENTS OF RE TAX | \$ | | | | | | | | |
| SHORTAGE OF RE TAX PER MONTH | \$ | (2,573.69) | | | | | | | |
| X 12 (7/1/2008-6/30/2009) | \$ | (15,442.16) | | | | | | | |
| TOTAL RETRO. CHARGES DUE: | \$ | - | | | | | | | |
| OPERATING EXPENSES | \$ | 21,257,957.50 | \$ (20,459,200.33) | \$ 798,757.17 | 3.67% | \$ 29,346.34 | \$ 2,445.53 | | |
| SUBTENANT'S MONTHLY SHARE OF OPERATING EXPENSE | \$ | 2,445.53 | | | | | | | |
| SUBTENANT'S MONTHLY PAYMENTS OF OPERATING EXPENSE | \$ | | | | | | | | |
| SHORTAGE OF OPERATING EXPENSE PER MONTH | \$ | 2,445.53 | | | | | | | |
| X 9 (1/1-9/30/2008) | \$ | 22,009.75 | | | | | | | |
| TOTAL RETRO. CHARGES DUE: | \$ | 22,009.75 | | | | | | | |